

SPECTACULAR 879+/- AC COLORADO HIDEAWAY & HUNTING PROPERTY

“THE PROUDFOOT RANCH”

LOCATION:	Located just 45 minutes East of Denver or 15 miles South of the Town of Byers & 25 miles Northeast of the town of Kiowa.
ACREAGE:	879+/- total acres of rolling grassland with wooded pine and dry creek bottom.
LAND USE:	The majority of the property is rolling native pasture land with areas of moderate to heavy stands of mature ponderosa pine. There is approximately 1 mile of dry creek bottom with Cottonwood Trees. The Property is currently being utilized as an operating cattle ranch.
HOME:	Spectacular 7,623 square foot Spanish style home with 3/4 basement totaling 11,205 sq ft of total living space. The home has a spacious layout large on window area and natural lighting, huge kitchen, formal dining room, master bedroom with 2 walk in closets and bath suitable for a queen with Jacuzzi tub, separate shower and his and hers vanities. Extras include; fireplaces with hand carved mantels and other hand carved wood work throughout the house, patios, walkouts, indoor pool, game room, beautiful landscaping, 3 car garage and much more.
PRICE:	\$3,975,000.00 cash or terms acceptable to seller.
OUTBLDGS:	New 40'x80' metal building with sealed concrete floor and lighting. 50'x90' Quonset with concrete floor, lighting and corrals.
MINERALS:	Seller will transfer any minerals which he owns, pertaining to the Property. Seller does not know what percentage he owns.
TAXES:	Total Property Tax for 2008 was \$2,487.00+/- . Land taxes run about \$1.00 per acre.
CLIMATE:	Denver and East holds a 70% chance of sunshine with 115 cloud free days. Average annual precipitation is 15.4+/- inches. Average snowfall is 30 inches with 33 days per year having at least 1 inch of snow on the ground. The average summer temp is 71 degrees Fahrenheit with an average high of 86 and 34 days rising above 90. The average winter temp is 29 with an average low of 15 and 156 days falling below freezing. Average wind speed is 8.6 mph and average relative humidity is 60%.
COMMENTS:	Rare opportunity to buy a secluded hideaway this close to Denver. The Property has a scenic view of Pike's Peak and the Rocky Mountains. Wooded areas of Ponderosa Pine and a mile long dry creek bed with Cotton Wood provide an excellent habitat for Deer, Antelope, Dove and various other wildlife which frequent the Property.
NOTE:	This information has been obtained from reliable sources but, is not guaranteed by Seller or Broker. This offer is subject to error, change, prior sale or withdrawal. Broker Is a Transaction (Neutral) Broker.